

Local Centres Programme – Hastings Parade, Collingham

Date: 18 May 2022

Report of: Traffic – Highways & Transportation

Report to: The Chief Officer of Highways and Transportation

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

What is this report about?

Including how it contributes to the city's and council's ambitions

- The purpose of the report is to inform the Chief Officer of Highways and Transportation and the Chief Officer of Asset Management & Regeneration of a project to introduce a local environmental improvement scheme in Collingham and to seek approval from both Chief Officers for this proposal.
- The project seeks to deliver a package of measures to improve accessibility for pedestrians on Hastings Parade by re-furbishing the footpaths and car-park, which will also improve the overall aesthetic of the area.
- The Best Council Plan 2020-2025 outlines how Leeds City Council will achieve the vision to become the best city in the UK. The proposals contained in this report contribute to the Leeds vision, by promoting Inclusive Growth through improved public realm and visual aspects for this area of Collingham. The project will support the independent businesses in this location, assisting in the city's recovery from COVID-19 as well as supporting growth and investment, helping this area of Collingham reach its potential.

Recommendations

The Chief Officer of Highways & Transportation is requested to:

- a) Approve the detailed design and implementation of a package of measures in Collingham as detailed within this report and shown on drawing TM-15-570-CON-01, attached as Appendix 2;
- b) Note the required expenditure of £57,150, comprising £47,650 works costs and £9,500 staff fees. As this project incorporates work on private land, a 20% contribution (£11,430) of the overall cost will be made by the landowner to the project, with the remainder (£45,720) to be funded from the Regeneration Local Centres Capital Programme;

- c) Give approval to inject this £57,150 from the Regeneration Local Centres Capital Programme into the Traffic Management Capital Programme.

Why is the proposal being put forward?

- 1 In November 2017 the Executive Board agreed to establish a £5m capital fund to improve town and district centres across the city, known as the Local Centres Programme (LCP) for support and intervention to increase the vitality and viability of local and neighbourhood centres. The LCP was launched in December 2017 and sought bids for the first tranche of schemes.
- 2 As part of the LCP process, Harewood Ward Members identified this area of the Ward as their priority for their allocation of funding. The project was subsequently approved for delivery by the LCP Programme Board in April 2020.

What impact will this proposal have?

Wards Affected: Harewood

Have ward members been consulted? Yes No

- 3 The proposals outlined in this report seek to improve the aesthetic of the local area for the residents by re-paving adjacent to the shop frontages, as well as resurfacing of the car park.
- 4 The measures to be installed can be seen on the associated drawing TM-15-570-CON-01 (Appendix 2) and are summarised below:
 - i. The taking up of the existing paving, cleaning and relaying along all of the shop frontages to provide a level and accessible pedestrian footway;
 - ii. The removal of overgrown bushes adjacent to the parade of shops and the construction of a paved seating area for the general public.
 - iii. Repair and resurfacing of the adjacent car park to provide a suitable parking provision for the parade of shops.
- 5 An equality, diversity, cohesion and integration screening has been completed as attached in Appendix 1.

The positive impacts of the scheme are:

- i. Improvements to pedestrian accessibility to Hastings Parade by providing new paved footpaths and re-laying the existing footpaths, allowing members of the public to walk to the facilities more easily.
- ii. The repair and resurfacing of the carriageway in the car park will make Hastings Parade a more aesthetic place for the local community, which will improve the local economy.
- iii. Improvements to the aesthetics of this area via the reasons mentioned above.

The negative impacts of the scheme are:

- i. The removal of overgrown foliage area next to the parade, which will lessen the greenspace provision in the vicinity of the parade. However, this area has long been overgrown, unkept and unsightly and acts as a barrier between Hastings Parade and the nearby Elizabeth Court shopping area

What consultation and engagement has taken place?

- 6 Consultation with the Harewood Ward Members and the Collingham & Linton Parish Council has been ongoing as part of the development of the scheme, and all members are in full support of the scheme as proposed.
- 7 These the works are taking place on private land, and as such no consultation has been carried out with the emergency services or WYCA. Initial formal consultation has taken place with the private landowner of Hastings Court and the tenant businesses, all of whom support the proposals. The landowner has verbally agreed to the required 20% project cost contribution, as detailed in paragraphs 8 and 9.
- 8 Consultation with Legal Services colleagues confirms that Section 1, Localism Act 2011 covers the situation of the highway authority undertaking work on private land subject to the 20% contribution from the private owner as match funding and there being a legal charge placed on the land if the private owner defaults. The project will bring economic and public benefits through an uplift in the centre's appearance and increased footfall.

What are the resource implications?

- 9 The estimated cost of the scheme is £57,150, comprising £47,650 works costs and £9,500 staff fees. As this project entails work on private land, as set out within the terms of the Locals Centre Programme, a 20% contribution of the overall project cost is required from effected landowners to ensure Leeds City Council receives fair contribution towards works on private land, whilst achieving the overall aims of the Local Centres Programme, which are to support and rejuvenate the city's Local Centres. Subsequently a contribution of £11,430 will be provided by the private landowner, with the remainder £45,720 to be funded from the Regeneration Local Centres Capital Programme. The release of this funding will be requested from the Chief Officer Asset Management and Regeneration within a separate report by Regeneration Officers. Should the 20% contribution not be made, the project shall not proceed.

What are the legal implications?

- 10 Regeneration Officers and Legal Services Officers are facilitating the formal process to enter into a Grant Agreement with the land owner, giving Leeds City Council and its contractors permission to enter this private land and undertake the proposed scheme as detailed within this report. The Grant Agreement and associated Heads of Terms set out the strict terms and conditions that the Council and its contractor will work to, future assurances to guard against spurious claims against the Council and its contractors, and also the requirements for the landowner to make their financial contribution as detailed in paragraph 8 . Until such a point that this Agreement with between the City Council and Land Owner has been fully agreed and signed, and without the 20% contribution towards the introduction of the scheme, no works will proceed on site.

What are the key risks and how are they being managed?

- 11 Construction risks are limited to those normally encountered when working on the public highway and no significant risks have been identified which relate to this project.

Does this proposal support the council's 3 Key Pillars?

Inclusive Growth

Health and Wellbeing

Climate Emergency

- 11 The proposal is in line with The Best Council Plan 2020-2025 of promoting Inclusive Growth, by directly seeking to uplift a designated local centre, making it more attractive to visitors and residents of Collingham. The Local Centres Programme directly supports the city's shopping areas through investment into supporting infrastructure, allowing such areas to continue to attract custom and as such, supports viability and growth of these businesses.

Options, timescales and measuring success

a) What other options were considered?

- 12 The proposals contained within this report are the result of dialogue over time with Harewood Ward Members, Collingham & Linton Parish Council and also the private landowner and tenanted businesses and have been through various options and iterations before the final proposal was agreed as meeting the desires of the local community, as well as being deliverable.

How will success be measured?

- 13 There are no defined parameters onto which the success of this project will be measured. Feedback from local Ward Members and residents/businesses in Collingham that this project directly impacts will be taken on board before, during and after the delivery of the project and any particular suggestions for improvement will be duly considered for inclusion into the proposals.

What is the timetable for implementation?

- 14 It is intended, subject to the approval of this report and the successful conclusion of further consultations, to deliver the scheme in summer 2022, pending the approval of this report, the further report by Regeneration Officers to the Chief Officer Asset Management and Regeneration and the Grant Agreement being signed by Leeds City Council and the private landowner in a timely fashion.

Appendices

- 15 Appendix 1 – Equality, Diversion, Cohesion and Integration Screening Form.
16 Appendix 2 - TM-15-570-con-01

Background papers

- 17 None